

**MINUTES
COLUMBUS BOARD OF ZONING APPEALS
JUNE 27, 2006
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Patricia Zeigler, Chairperson, Lou Marr, Mary Ferdon

Staff Present: Laura Thayer, Assistant Planning Director; Marcus Hurley, Associate Planner; Alan Whitted, City Attorney; Stephanie Carr and Mark DeBusk, Code Enforcement

Patricia Zeigler, Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

C/DS-06-04 MIKE MULLETT

Mike Mullett is requesting approval to allow an accessory structure to encroach into the required side and rear building setback distance in the R-6 (Multi-family Residential) district. The property is located at 723 Lafayette Street in the City of Columbus.

Patricia N. March and David Bain, representing the petitioner, stated their names for the record.

Mr. Hurley read the background along with the findings of fact and pictures were shown of the property.

There was a new site plan submitted by the petitioner.

Ms. Zeigler reviewed last month's meeting. Ms. Marr stated that according to legal practice in farm property; the fence line would be considered the property line.

Ms. March presented her case into the record. Mr. Bain added some additional information about the site plan.

Ms. Zeigler opened the meeting to the public.

There being no one to speak the meeting was closed to the public.

Mary Ferdon moved to approve **C/DS-06-04** to allow an accessory structure to encroach into the required side building setback distance and to deny the request to encroach into the rear setback distance.

Lou Marr seconded the motion.

Motion passed unanimously.

NEW BUSINESS REQUIRING BOARD ACTION

C/UV-02: RANDALL JOHNSON

Randall Johnson is requesting approval for a use variance to allow storage for an electrical contracting business in the B-2 (Community Business) district. The property is located at 410 10th Street, in the rear part of the building at the northeast corner of Washington and 10th Street in the City of Columbus.

Randall Johnson stated his name and address.

Mr. Hurley read the background along with the findings of fact into the record.

Mr. Johnson said he did not have any additional statements to make.

The meeting was opened to the public.

There being no one to speak, the meeting was closed to the public.

Lou Marr made a motion to approve **C/UV-02** based on the findings of fact as presented by staff. The motion was seconded by Mary Ferdon.

Motion was approved unanimously.

C/DS-06-05: FRED STADLER

Fred Stadler is requesting approval for an accessory building to encroach into the required front setbacks in the R-1 (Single-Family Residential) district. The property is located at 295 Linden Lane in the City of Columbus.

Mr. Hurley read the background along with the findings of fact into the record. A visual presentation was presented.

Fred Stadler stated his name and presented his case.

The meeting was opened to the public.

There was no public comment.

The meeting was closed to the public.

There was a brief discussion with staff over the neighborhood in question.

Mary Ferdon made a motion to continue **C/DS-06-05** to further investigate the property.

Lou Marr seconded the motion. The motion carried unanimously.

C/DS-05-07: Mariah Food

Mariah Food is submitting evidence of progress toward flood proofing their structure. This action is required as a condition of their original approval for a variance of the flood protection requirements of the Columbus Zoning Ordinance on May 23, 2005. The property is located at 1333 Indiana Avenue in the City of Columbus.

Mr. Hurley went over the background of the petition.

Ted Darnell stated his name and presented his case on behalf of Mariah Food.

Mary Ferdon made a motion to accept the staff's recommendations for the actions taken by Mariah, which satisfy the condition of the variance staff granted to them on May 2005 in case number **C/DS-05-07**.

Lou Marr seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES

Upon the motion made by Lou Marr and seconded by Karen Dugan, the minutes of the May 23, 2006 was approved unanimously.

Patricia Zeigler, Chairperson